

Exhibit A**FEE SCHEDULE FOR PLANNING AND ZONING SERVICES**

The Building Official shall charge and collect fees for planning and zoning services in accordance with the schedule below. All fees cover 2 reviews by staff. Additional reviews will be charged ½ of original fee which will provide for 2 additional reviews.

I. Comprehensive Plan Amendment*

- A. Text Amendment: \$11,400.
- B. Small-scale Land Use (< 10 acres): \$16,500.
- C. Large-scale Land Use: \$16,500 + 1,100 per gross acre above 10 acres or portion thereof.

II. Development of Regional Impact *

- A. Development Order: \$39,500 + City consultant cost up to \$15,000.
- B. Development Order Modification: \$19,750 + City consultant cost up to \$15,000.
- C. Notice of Proposed Change: \$ 15,000.
- D. Monitoring Report Review: \$2,500.

III. Zoning Applications*

- A. District Boundary Change:
 - 1. Parcel ¼ acre or less: \$ 2,950.
 - 2. Parcel greater than ¼ acre: \$9,810 + \$300 per acre.
- B. Use Variance:
 - 1. Parcel ¼ acre or less: \$3,600
 - 2. Parcel greater than ¼ acre: \$6,420 + ~~\$100 per acre.~~
- C. Non-Use Variance:
 - 1. Residential single lot: \$1,200.
 - 2. Other parcels ¼ acre or less: \$1,725.
 - 3. Parcel greater than ¼ acre: \$4,500 per application ~~\$100 per acre~~
 - 4. Sign: \$2,750/sign

- D. Private or Charter School, Church, ACLF, Nursing Home and Convalescent Home: \$6,420 + \$200 per acre.
- E. Unusual Use: \$4,250 + \$750 per acre for principal site use.
\$3,600 for accessory use.
- F. Conditional Use:
 - 1. Parcel ¼ acre or less: \$1,200.
 - 2. Parcel greater than ¼ acre: \$4,400 + ~~\$100/acre~~.
- G. Zoning Code Text Amendment: \$7,750.
- H. Development Agreement or Covenant: \$6,000. New = ~~\$1,100/gross acre; modification = \$650/gross acre~~.
- I. Restrictive Covenant: \$1,000
- J. Zoning Verification Letter:
 - 1. Simple: \$200 ~~Parcel less than ¼ acre: \$125~~.
 - 2. Letter Requiring Research: \$400 ~~Parcel greater than ¼ acre: \$100 + \$.10 per square foot of building space~~.

IV. Site Plan Approval

- A. Residential single lot: \$400.
- B. Other parcels ¼ acre or less: \$1,850.
- C. Residential parcel greater than ¼ acre: \$4,100 + \$200/acre + \$145/unit.
- D. Non-residential parcel greater ¼ acre in size: \$4,100 + ~~\$200/acre~~ + ~~\$0.05~~ ~~30~~/square foot of building space.
- F. Lake plan: \$4,100 + \$200/acre.

V. Subdivision Plats*

- A. Waiver of Plat: \$2,760.
- B. Tentative Plat: \$2,760 + \$14/lot over 6 lots.
- C. Final Plat: \$2,650 + \$200/lot over 10 lots.
- D. Replatting: \$2,760 + \$14/lot over 6 lots.

VI. Certificate of Use (CU)

- A. Home office: \$50.
- B. Residential use:
 - 1.) 1-99 units.....\$200
 - 2.) 100-199 units.....\$500
 - 3.) Greater than 200 units.....\$3/unit.
- C. Non-residential use:
 - 1.) Minimum fee = \$300
 - 2.) Projects larger than 2000 square feet, add \$.04 ~~.05~~ per interior square foot above 2,000.
- D. Renewal: 50% fee. Failure to renew = double fee + \$25/day in violation.
- E. Occupancy without CU: Double fee + \$25/day in violation.
- F. Inspection: \$90 ~~87~~/site visit.
- G. Re-occupancy: \$125.
- H. Alcohol fee: \$150 + \$.10 per square foot of building space.

VII. Zoning Processing and Inspections

- A. Inspection fee: \$90 ~~87~~; if overtime, \$140.
- B. Zoning plans processing: \$50 ~~33~~ + \$10/\$10000 ~~\$1000~~ of project value.
- C. Paving and re-striping: \$80 ~~78~~ /\$100 ~~of value~~.
- D. Fence and/or wall: \$50 ~~52~~ /\$100 ~~of value~~.
- E. Slab: \$70 ~~\$63~~/\$100 ~~of value~~.
- F. Pool, screen enclosure, canopy & awning: \$65/\$100 ~~of value~~.
- G. Trailer tie-down: \$75/\$100 ~~of value~~.
- H. Sign or Satellite Dish: \$75/\$100 ~~of value~~.
- I. All Others: \$100.

VIII. Miscellaneous Applications

- A. Substantial Compliance:
 - 1. Parcel $\frac{1}{4}$ acre or less: \$1,850.
 - 2. Parcel greater than $\frac{1}{4}$ acre: \$1,850 + \$.05/square foot of building space; not to exceed \$5,000 in total.
- B. Vested Rights Determination: \$5,000.
- C. Concurrency Determination: \$3,750 + City consultant cost. This fee is assessed for stand-alone applications only.

** Denotes application types which may require additional public notice and hearing fees pursuant to Section XI below.*

IX. Public Notice and Hearing Fees

Certain applications in this Schedule require public notice and hearings during processing pursuant to State law and City Code. This section establishes these additional public notice and hearing fees which shall be paid at the time of application submittal unless reimbursement of actual costs is required below.

- A. Applications for Comprehensive Plan Amendments and Developments of Regional Impact (DRI) shall pay \$3,200; if the result of a violation, \$6,400. In addition, the applicant must implement all applicable public notice requirements pursuant to State law and applicable settled case law, and certify timely completion of those requirements to the City Clerk at least three (3) business days prior to any public hearing or meeting where the application is scheduled to be heard.
- B. Zoning Applications and Subdivision Plats involving property $\frac{1}{4}$ acre in size or less shall pay \$1,375; if the result of a violation, \$2,750 will be charged. Single family lots are exempt from this fee.
- C. Zoning Applications and Subdivision Plats for property greater than $\frac{1}{4}$ acre in size shall pay \$2,200; if the result of a violation, \$4,400 will be charged. In addition, Zoning Applications involving a district boundary change shall pay the actual cost of the required newspaper notice and certify timely publication of that notice to the City Clerk at least three (3) business days prior to any public hearing or meeting where the application is scheduled to be heard.

For Zoning Applications where direct mail notice to affected property owners is required by City Code, the applicant is responsible for timely implementation of that notice and certification of its completion to the City Clerk. The Building Director may modify this requirement for properties $\frac{1}{2}$ acre or less in size where it is

recording and broadcasting studios; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; medical and dental offices and clinics, including veterinarian clinics and kennels; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations.

Retail/commercial shall mean establishments engaged in the selling or rental of goods, services or entertainment to the general public. Such uses include, but are not limited to, shopping centers, discount stores, supermarkets, home improvement stores, pharmacies, automobile sales and service, banks, movie theaters, restaurants, amusement arcades, bowling alleys, barber shops, laundromats, funeral homes, vocational or technical schools, dance studios, health clubs and golf courses.

Single-family detached shall mean a dwelling unit located on a lot that does not contain any other dwelling units and which is not connected to any other dwelling unit.

Warehouse shall mean an establishment primarily engaged in the display, storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Typical uses include wholesale distributors, storage warehouses, moving and storage firms, trucking and shipping operations and major mail processing centers.

10.03.00. - Imposition of fees.

There is assessed, charged, imposed, and enacted transportation, police, general government, and parks impact fees on all new development occurring within the City. These fees will be assessed, charged, or imposed in accordance with the fee schedule provided below:

D121 TO PAY ONLY POLICE & GENERAL GOV'T

Land Use	Unit	Trans- portation	Parks	Police	General Gov't	Total
Single- Family Detached	Dwelling	\$1,218	\$693	\$263	\$177	\$2,351
Multi-Family	Dwelling	\$767	\$631	\$239	\$161	\$1,798
Retail/Commercial	1,000 sq. ft.	\$1,608	\$0	\$208	\$140	\$1,956
Office	1,000 sq. ft.	\$1,474	\$0	\$103	\$69	\$1,646
Institutional/Public	1,000 sq. ft.	\$889	\$0	\$58	\$39	\$986
Industrial	1,000 sq. ft.	\$1,157	\$0	\$53	\$35	\$1,245
Warehouse	1,000 sq. ft.	\$597	\$0	\$24	\$16	\$637
Mini-Warehouse	1,000 sq. ft.	\$414	\$0	\$16	\$11	\$441

10.03.02. If the type of proposed development is not specified on the above schedule, the impact fee administrator shall determine the fee on the basis of the fee applicable to the most nearly comparable type of land use on the fee schedule.

3793 SF \approx 4000 $1956 \times 4 = \$7824.00$

determined to be an unreasonable burden to the applicant, and in that case, the City will mail the notice to affected property owners. All public notices must be approved by the City Clerk prior to use under this section.

Unless otherwise noted in the Fee Schedule above, violations corrected within 30 days will be charged a double fee; beyond 30 days, a double fee plus \$50/day will be assessed.